Book 2021 Page 1589

Document 2021 1589 Type 03 001 Pages 2
Date 4/30/2021 Time 2:02:36PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $79.20
Rev Stamp# 152 DOV# 146

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return To: Randy and Michelle Knipper, 2818 265th Street, Hopkinton, IA 52237
Taxpayer: Randy and Michelle Knipper, 2818 265th Street, Hopkinton, IA 52237
Preparer: Douglas D Herman, 526 Second Ave SE, Cedar Rapids, Iowa 52401, Phone: 319-365-9101

WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, G & T Land, LLC, an Iowa Limited Liability Company, does hereby Convey to Randy L. Knipper and Michelle J. Knipper, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Delaware County, Iowa:

Lot Four (4) of Silver Lake Subdivision Part Of The S 1/2 Of The SW 1/4 Of Section 16 And Part Of The NW 1/4 Of The NW 1/4 Of Section 21, All In T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2021, Page 286.

Subject to the rights of the public in all highways and to all easements of record.

Grantor does hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. To the extent applicable, the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed and dated this 22 day of April, 2021

G & T Land, LLC

Tana Guetzko, President

Tana Guetzko, President

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this 22nd day of April, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Tana Guetzko, on behalf of G & T Land, LLC, to me personally known, who being by me duly sworn, did say that she is the President of the limited liability company executing the within and foregoing instrument; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its Managers; and that Tana Guetzko, as such President, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and her voluntarily executed.

NOTARIAL SEAL IOWA
DOUGLAS D. HERMAN
Commission Number 175238
My Commission Expires
8/24/2021

Notary Public in and for the State of Iowa